



**MEYER
UNKOVIC
SCOTT**
ATTORNEYS AT LAW

DEREK J. MARKLE, *Associate*

412.456.2878 | djm@muslaw.com

Practice Groups

- Real Estate & Lending
- Corporate & Business Law
- Creditors' Rights & Bankruptcy

Education

- J.D., Dickinson School of Law of the Pennsylvania State University, 2016
- B.A., Saint Francis University, 2013 – *magna cum laude*

Bar Admissions

- Pennsylvania

Derek represents real estate investors and developers, as well as other individual and corporate clients in the negotiation and drafting of real estate contracts and documents, commercial lease agreements, purchase and sale agreements, and transactions involving the acquisition and disposition of assets, including purchase, sale, construction, renovation and financing of all types of commercial real estate transactions, such as retail properties, residential development projects, office complex development projects, and other mixed-use properties.

As a licensed real estate title agent, Derek helps clients with analysis of title issues and risks, coordination of title insurance coverages, environmental clearance, zoning, lien priority and other due diligence reviews. Derek's practice within the firm's title insurance agency, including the provision of a full range of settlement services, allows for a seamless integration with many of the firm's real estate, banking and finance clients.

In his corporate practice, Derek counsels clients on general corporate governance matters including business planning and structuring, choice of entity issues, and real estate issues that arise in the course of corporate transactions.

Derek also represents lending and financial institutions in all aspects of real estate, commercial finance, banking and corporate matters, including lending transactions, consultation and advice on transaction structuring, drafting and negotiation of loan documentation, intercreditor and participation agreements and related lending matters. Derek's representation of these clients extends to workout and debt restructuring arrangements, including foreclosure, bankruptcy and litigation proceedings. Derek also represents lenders in all aspects of equipment finance transactions including negotiation and documentation of syndications and other lease related financing transactions.

Representative Matters

Lending and Financing Transactions

- Regularly represents lenders and borrowers in multi-million-dollar financing transactions.
- Regularly represents lenders in residential development loans and accompanying builder's lines of credit.
- Represented a national lender in connection with equipment financing transactions ranging from \$20 million to \$35 million.

Henry W. Oliver Building
535 Smithfield Street, Suite 1300
Pittsburgh, PA 15222



Representative Matters (continued)

Real Estate Transactions

- Represented regional financial institutions in connection with the acquisition and disposition of retail branch locations.
- Regularly represents developers and financial institutions in connection with drafting and negotiation of ground leases and real estate purchase and sale agreements.
- Regularly represents developers, landlords, and tenants in connection with drafting and negotiation of lease agreements for commercial general, retail, and medical office space.

Bankruptcy, Workout, Creditors Rights and Litigation Matters

- Regularly represents lenders and other creditors in commercial loan workouts and bankruptcy related matters.
- Regularly represents a national equipment financing and leasing company in enforcement of rights under leases and related workout matters.
- Represented a national health and nutrition company in connection with the enforcement of rights under franchise and purchasing agreements.
- Represented financial institutions and credit unions in numerous data breach class action lawsuits throughout the United States.

Corporate Transactions

- Regularly represents business owners and individuals to advise on entity formation, corporate governance, entity restructuring and other day-to-day business and corporate issues.
- Represented business owner in connection with negotiation of asset purchase agreement and subsequent sale of multiple Edible Arrangements franchises.

Communications

- “Real Estate Advisory: Realty Transfer Taxes: What to Know and How to Minimize Their Impact” MUS Blog. August 18, 2022.

Awards/Honors

- Westmoreland County Bar Association, Wayne R. Donahue Memorial Scholarship Recipient, 2013, 2014
- Selected to represent Penn State Dickinson in the Academy of Trial Lawyers of Allegheny County (Gourley Cup) Mock Trial Competition

Court Admissions

- Supreme Court of Pennsylvania
- United States District Court for the Western District of Pennsylvania

Community Involvement

- Allegheny County Bar Association, Member
- Junior Achievement of Western Pennsylvania Young Professionals Board, Member
- Phi Kappa Theta Fraternity – Nationwide Peer Accountability Committee, Chairman
- Pittsburgh Young Professionals, Member
- NAIOP Pittsburgh, Developing Leaders Member
- Financial Industries Network – Board of Directors
- Pennsylvania Bar Association, Member
- Urban Land Institute – Young Leaders Group
- The Judith K. Fitzgerald Western Pennsylvania Bankruptcy Inn of Court – Member

In his free time, Derek enjoys cooking, golfing, skiing, and biking and is an avid Penn State football fan.